058.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	650,200 / 650,200
					USE VALUE:	650,200 / 650,200
					ASSESSED:	650,200 / 650,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOODS MARK H
Owner 2:	WOODS KUMIKO SEJIMA
Owner 3:	
Street 1:	35 SUNSET ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WOODS MARK H -
Owner 2:	WOODS KUMIKO SEJIMA -
Street 1:	35 SUNSET ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-2610

NARRATIVE DESCRIPTION

This parcel contains 5,446 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5446.000	241,300	500	408,400	650,200
Total Card	0.125	241,300	500	408,400	650,200
Total Parcel	0.125	241,300	500	408,400	650,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.99 | /Parcel: 520.9

Legal Description

User Acct 38328

GIS Ref

GIS Ref

Insp Date 09/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 058.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,400	500	5,446.	408,400	627,300	627,300	Year End Roll	12/18/2019
2019	101	FV	196,700	600	5,446.	402,500	599,800	599,800	Year End Roll	1/3/2019
2018	101	FV	193,700	600	5,446.	309,200	503,500	503,500	Year End Roll	12/20/2017
2017	101	FV	193,700	600	5,446.	291,700	486,000	486,000	Year End Roll	1/3/2017
2016	101	FV	193,700	600	5,446.	268,400	462,700	462,700	Year End	1/4/2016
2015	101	FV	189,000	600	5,446.	250,900	440,500	440,500	Year End Roll	12/11/2014
2014	101	FV	189,000	600	5,446.	231,000	420,600	420,600	Year End Roll	12/16/2013
2013	101	FV	189,000	600	5,446.	231,000	420,600	420,600		12/13/2012

!4957!

PRINT

Date	Time
12/10/20	19:55:02

LAST REV

Date	Time
06/05/20	09:50:45
danam	
4957	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOK ROY/ETAL	30314-378		6/18/1999		220,000	No	No		
COOK ROY/ETAL	28059-380		1/8/1998		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2018	1765	Addition	37,700	C				
4/2/2001	189	Wood Dec	2,000	C				6X9 WOOD DECK
7/16/1999	428	Redo Kit	20,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2020	Permit Visit	DGM	D Mann
9/15/2018	MEAS&NOTICE	HS	Hanne S
11/18/2008	Meas/Inspect	345	PATRIOT
2/26/2000	Inspected	264	PATRIOT
1/7/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	38328
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5446		Sq. Ft.	Site		0	70.	1.07	6									408,367						408,400	

Total AC/HA: 0.12502 | Total SF/SM: 5446 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,367 | Spl Credit | Total: 408,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY & PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.02900207
Adj $ / SQ:	173.644
Other Features:	82750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327888
Depreciation:	86563
Depreciated Total:	241326

COMMENTS

UAT=SITTING ROOM+ BR (NO HEAT).

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

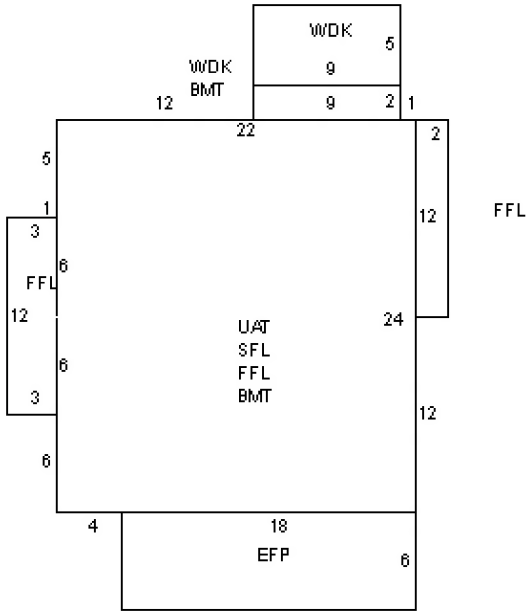
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.64
Special Features:	0	Val/Su Net:	122.80
Final Total:	241300	Val/Su SzAd	216.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	588	173.640	102,103
BMT	Basement	546	52.090	28,443
SFL	Second Floor	528	173.640	91,684
UAT	Upper Attic	132	121.550	16,045
EFP	Enclos Porch	108	53.950	5,827
WDK	Deck	63	16.460	1,037

Net Sketched Area:	1,965			Total:	245,139
Size Ad	1116	Gross Are	2361	FinArea	1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X6	G	AV	2001	7.50	T	14.4	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500